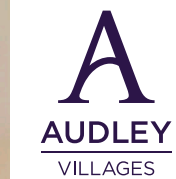


1 ROBINSON COURT

Guide Price £385,000
(other fees apply)



It can only be Audley.



A spacious two-bedroom ground floor apartment with ample storage and a dual aspect. Located close to the main house and facilities with easy access via an external ramp. The sizable lounge has French doors opening on to the private terrace area and the SieMatic kitchen has integrated appliances with room for a bistro table. In the main bedroom there are built-in wardrobes, and an en-suite shower room. Alongside a guest bathroom, both with Villeroy & Boch sanitaryware.

Key Features

- Main bedroom with fitted wardrobes and en-suite shower
- Guest bedroom and separate bathroom
- Spacious hallway with storage cupboards
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Private terrace area to enjoy with ramped access
- Electric underfloor heating throughout
- Allocated car parking space available on a permit basis.
Audley reserves the right to reclaim the space should this no longer be required for the owner's personal car.

Fees

Monthly management fee £1,075.45

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: £97.20

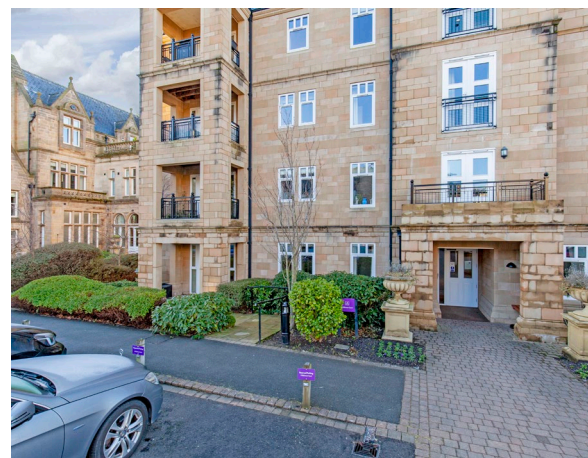
Council Tax Band: D

Tenure: Leasehold

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

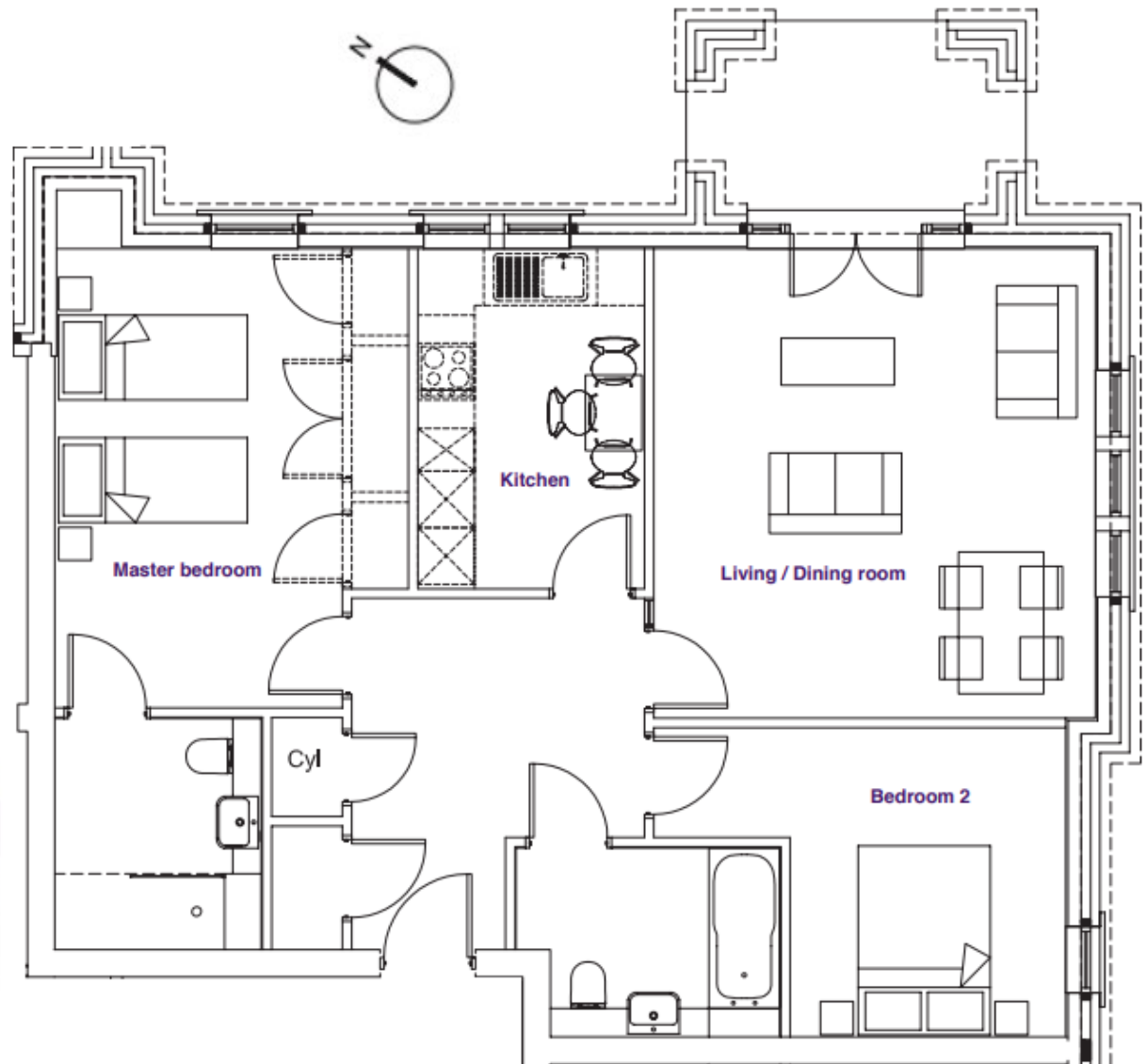
01629 733 337 stlphinssales@audleyvillages.co.uk



Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	6.48 x 4.25	21'3" x 13'9"
Kitchen	3.73 x 2.70	12'3" x 8'9"
Main Bedroom	3.85 x 2.83	12'7" x 9'3"
Bedroom two	3.73 x 2.88	12'3" x 9'5"
Balcony	2.33 x 1.51	7'7" x 4'9"

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

